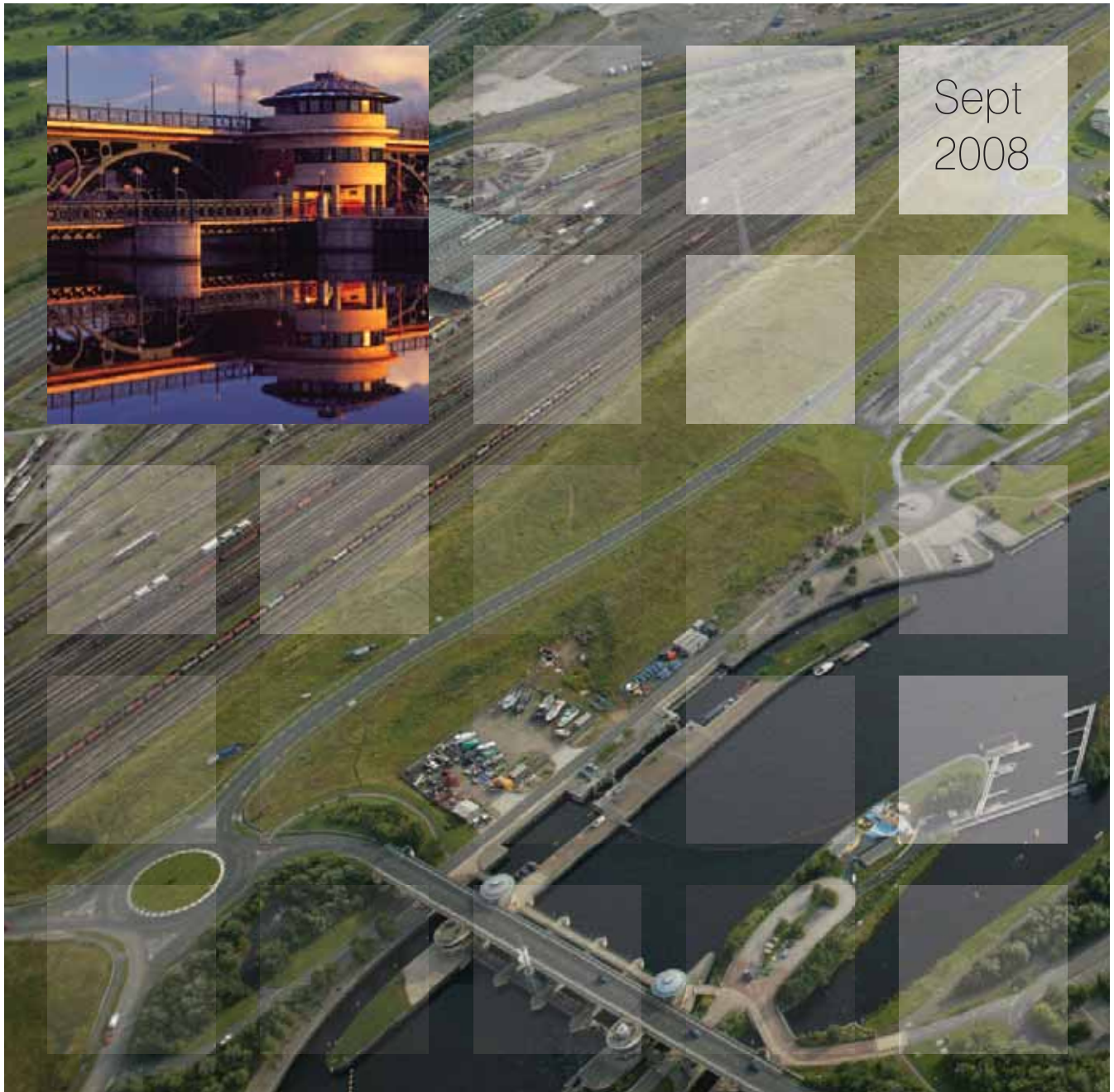


Development opportunity

Land adjacent to the Tees Barrage,
Stockton on Tees.



Setting the Scene



The Teesside area is in the process of an enormous physical and economic regeneration. World class businesses in the iron and steel, chemical and pharmaceutical sectors thrive and the area's tradition of heavy fabrication continues. Knowledge based industries are starting to develop on the back of the area's reputation for sustainable energy sources, the process industries and the digital media and technology sectors.

The urban area is ringed by fantastic natural assets including the North York Moors National Park, the Yorkshire Dales National Park and a Heritage Coastline.

The urban areas themselves have been transformed. While more needs to be done the town centres in both Stockton and Middlesbrough have seen major regeneration.

The Councils in both Stockton on Tees and Middlesbrough are now working together on the river corridor which links them. This is no longer a grim industrial watercourse but a river where seal colonies thrive, salmon and trout are commonplace and where the banks accommodate important nature reserves which meet the needs of migratory birds as well as colonies of other wildlife.

The combination of a backdrop framed by wonderful countryside, impressive industrial vistas and thriving centres gives the river corridor itself an impressive opportunity to attract investment.



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The River Corridor

Located on the River Tees between Stockton and Middlesbrough is the impressive £55 million Tees Barrage. An interesting engineering structure in itself it impounds water upstream giving a 'different feel' to the centres of Stockton, the famous market town of Yarm and the open spaces adjacent to attractive areas such as Preston Park.

Adjacent to the tidal river are the nature reserves managed by the Tees Valley Wildlife Trust at Portrack Marsh to the north of the river and Maze Park to the south. The river corridor itself contains an extensive network of footpaths and cycleways which link into the town centres and into adjacent areas.

Along this corridor there are a range of interesting bridges including the Newport Bridge, further east the Transporter Bridge, Princess of Wales Bridge in Stockton, the elevated A19 flyover and a new iconic footbridge, currently under construction, which will link the two parts of the rapidly expanding campus of the University of Durham at Stockton.

In September 1987 the then Prime Minister Margaret Thatcher walked 'in the wilderness' at Thornaby. Today this former industrial site has been transformed into a thriving office location for the whole of the Teesside Area.

The local urban regeneration company, Tees Valley Regeneration is implementing two of its flagship projects adjacent to the river corridor at North Shore in Stockton and Middlehaven around the former Middlesbrough docks. The North Shore scheme which is adjacent to the barrage will create a very high quality environment for residential and commercial accommodation.

To the south of the river corridor and immediately bounded by the A66 is the Teesside Shopping Park. This major centre contains nearly 38,000 sqm (408,000 sqft) of retail provision together with a 14 screen multiplex and a variety of leisure and food outlets.



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The Stockton Middlesbrough Initiative

The Stockton Middlesbrough Initiative (SMI), has prepared a development framework for the river corridor which has been approved by both Councils. Key elements of the framework are:

The conversion of the Teesside Marshalling Yards to a high quality, sustainable housing development of between 2,500 and 3,000 homes. The proposed Tees Valley Metro system using the heavy rail infrastructure on the line between Darlington and Saltburn will provide the opportunity to create a new station to serve this new community.

The upgrading of the white water course adjacent to the Tees Barrage will make it the best in the UK and in the top 7 of such facilities in the world. It will be the only sustainably driven white water course in the world and uniquely will be able to meet the white water requirements of participants from novice to elite level.

The current landscape framework and its infrastructure of footpaths and cycleways along the river corridor will be upgraded with new public artwork features a key theme.

Of key importance to the strategy however is seeking to create more activities and facilities around the Barrage itself.

THIS IS THE OPPORTUNITY WE ARE CURRENTLY INVESTIGATING.



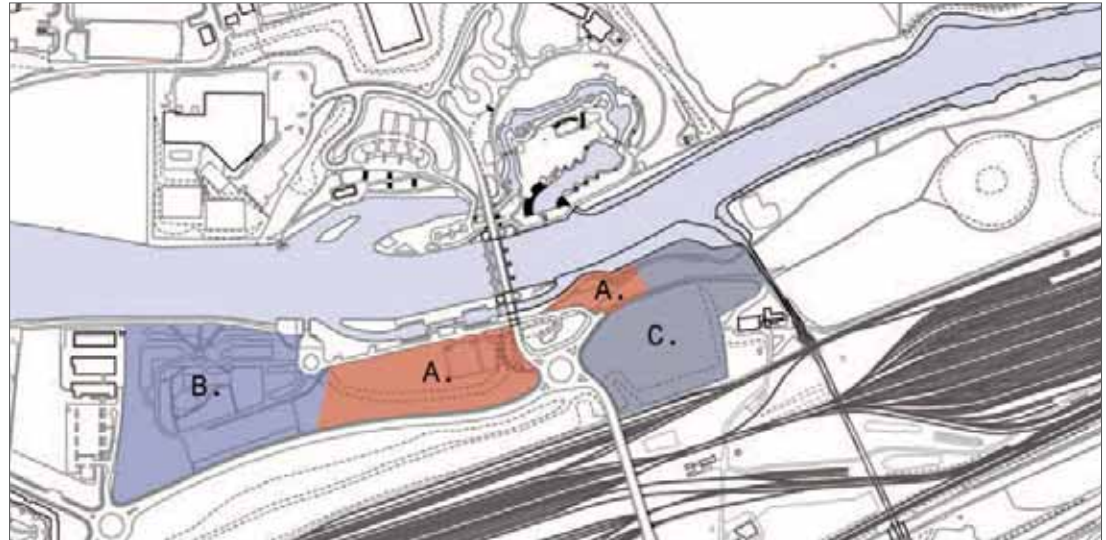
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The Opportunity

Plan 1 and photographs A and B show the area of land we are considering to bring forward for development.



plan 1

The area falls into three key elements:

Part A – 2.6 ha (6.42 ac) – the key development opportunity.

Part B – 4.0 ha (9.88 ac) – an area of land owned by English Partnerships and currently laid out as a visitor car park and public open space to serve the river corridor.

Part C – 2.6 ha (6.42 ac) – this area of the Wildlife Trust’s ownership is peripheral to the key habitat areas that are managed by the Trust, although remains an important gateway into the Maze Park Nature Reserve. It is understood that the land was laid out as an overspill car park for Barrage events.

The rest of this document outlines in an open way the issues, the opportunities and how we would like to select a partner to take forward the development of these key sites. We are essentially looking for a developer to work with us to see what is possible. If we do not find someone with the ideas to excite us we will shelve the idea and go back to the market later.



photograph A

The key development opportunity showing the site’s relationship to the Barrage



photograph B

The eastern end of the site showing site C and its relationship to the signal box which serves the adjacent marshalling yards

Development opportunity

Land adjacent to the Tees Barrage, Stockton on Tees.



Issues

Ground conditions – we know that conditions on much of this site will be difficult. They are however possible to develop and the abnormal costs associated with this will have to be factored into the financial appraisal. The selected developer will be supplied with a range of information related to the site although will of course be responsible for ensuring it has undertaken the necessary surveys required before finalising the scheme.

Planning regime – the local plan establishes that the site is appropriate for a range of uses including industry, commerce, housing, sport, recreation, tourism and education. It also supports use of the river frontage for moorings and landings. The emerging Local Development Framework supports growth in sustainable tourism through improvements and enhancements to the environment and supports cultural, sport, recreation and leisure developments.

Transportation issues – this site is exceptionally well located in terms of its relationship to rail infrastructure and the adjacent A66 and A19. There is however a strategic issue about putting more strain on an already congested major highway network and this will have to be considered as the proposals develop. An emphasis on sustainable forms of transport is therefore critical to the success of bringing these sites forward for development.

In terms of each of the site areas the following considerations apply.

Site A – the land immediately adjacent to the navigation lock of the Tees Barrage infrastructure slopes down from Princeton Drive but has superb views over the river itself. Access corridors will need to be maintained to the riverside infrastructure and the current boat storage/workshop facility operated by British Waterways will need to be relocated. This area however has the key development opportunity in this section of the river corridor.

Site B – it is not envisaged that there will be any new build development on the current visitor car park/open space area but in the context of proposals on site A developers are asked to indicate how this site could be better laid out and more productive use made of it. It must continue to provide an essential servicing and viewing facility for the river based events but also provide an attractive amenity area at other times. It is considered that the current level of play provision on this site should be significantly upgraded to make it a destination in its own right with funding coming from development contributions from sites along the whole of the river corridor itself.

Site C – this area of the Wildlife Trust's ownership is peripheral to the key habitat areas and it is understood was laid out as an overspill car park for Barrage events. The site currently contains an access to the main signal box of the adjacent marshalling yards and it is likely that this route or an alignment close to it will be required when housing development is opened up on the eastern end of the marshalling yards themselves. The Wildlife Trust also have aspirations to develop a visitor centre/office headquarters in this location and the outline proposals prepared by the Trust will be made available to the selected developer. This site also has potential to develop a tidal marina along the line of the old River Tees which meets the main river corridor at this point. Before a tidal marina could be built the current signalling facilities would have to be relocated. The Environment Agency also has plans to do some work on the line of the old river and therefore involvement in the project would be essential. This area of the site may therefore need to be brought forward in the longer term but has the possibility of creating a significant 'gateway' development as a complement to Site A and an entrance to the marshalling yard site. The strategic nature and future opportunity offered by this site is shown on **Appendix A**. At this stage we are therefore looking for how developers would consider the potential of the site while accepting it cannot be brought forward for comprehensive development in the short term.

Development opportunity

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What are we looking for ?

On site A

A mixed use development that centres on the barrage to create a water based destination of regional significance. The partners are looking for innovative but deliverable proposals for the site that might include:

A major food and drink outlet.

Ancillary hotel accommodation provided it is not of a scale or type that would compete directly with provision proposed at North Shore.

A water based leisure attraction.

Water sports/marine related showroom units.

Appropriate small scale residential/live work units.

On site B

This site will largely be retained for servicing and viewing events on the waterspace but it must be capable of being used at other times as a flexible public space. This will require as a minimum upgrading of the parking facilities and the accommodation of a major destination play facility.

On site C

The creation of a gateway development to the whole of the southern Green Blue Heart area. This would comprise a 'signature' entrance building, a tidal marina based around the line of the old river, adjacent residential development, a new headquarters and visitor centre for the Wildlife Trust and an operational facility to meet river management requirements.



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The Process

You have responded to our advertisement in the Estates Gazette of 13 September 2008 related to this opportunity. You have been selected to take the idea to the next stage.

By 31st October 2008 you are asked to come forward with your ideas to cover:

What uses you propose.

What phasing.

What financial basis.

We will discuss with a small number of potential developers their ideas.

If we like what we hear we will pick a developer to try and jointly work up a scheme and related financial appraisal.

We would want the facility on Site A to be in place for the 2010/2011 season at the barrage.

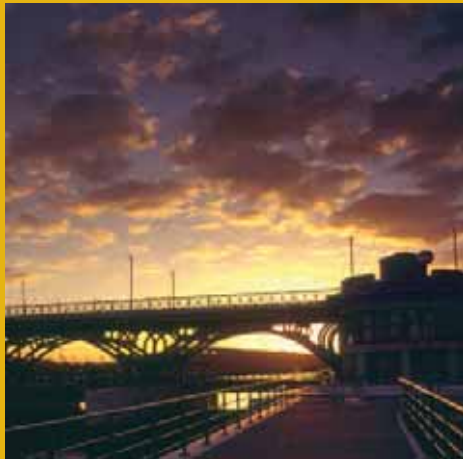
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Key
Contacts

The Stockton Middlesbrough Initiative will coordinate this process on behalf of the other partners.
The key contact is:

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